



## FOR SALE

11 Lios Ard, Ballyhooly,  
Co Cork P51 T674



Paul O'Driscoll Auctioneer, Valuer and Property Consultant is delighted to offer for sale this well-appointed mid-terrace 3-bedroomed 2 storey residence. The property is in a prime location within walking distance of the village of Ballyhooly within close proximity to all amenities.

This is a well laid out residence with spacious living accommodation with 3 well portioned bedrooms with double concrete driveway to the front and private rear garden.

Viewing comes highly recommended.

## ACCOMMODATION

Entrance hall: 14ft 6 x 3ft 10

Spacious entrance hall with solid teak front door with glass panels and letter box. Laminate timber flooring. Radiator. Under stairs storage.

Guest WC: 5ft 6 x 4ft 8

Tiled walls and flooring. Window. Toilet and wash hand basin. Mirror.

Living Room: 17ft x 11ft 3

Spacious bright living room with large bay window overlooking front garden. Solid fuel stove standing on a marble hearth with a timber surround. Laminate timber flooring. Radiator.

Kitchen-dining room: 19ft 6 x 10ft 9

Vinyl floor covering. Fully fitted wall and floor kitchen units with stainless steel sink with mixer tap. Plumbed for washing machine. Window overlooking rear garden. Radiator. Patio door to rear garden.

Stairs and landing 11ft 11 x 3ft 6

Carpet. Access to attic. Hot Press and Dual immersion.

Bedroom 1: 13ft 4 x 11ft 2

Carpet. Radiator. Large built-in double wardrobe. Two windows.

Ensuite: 8ft 9 x 2ft 8

Fully tiled walls and flooring. Walk in fully tiled shower unit with electric shower. Toilet and wash hand basin. Mirror.

Bedroom 2: 11ft 5 x 10ft 1

Laminate timber flooring. Radiator. Window.

Bedroom 3: 9ft x 7ft 6

Laminate timber flooring. Radiator. Window.

Bathroom: 7ft 11 x 5ft 7

Fully tiled walls and flooring. Toilet and Wash hand basin. Bath with glass shower panel with electric shower. Window. Radiator. Mirrors.

## OUTSIDE

Fenced in private rear garden laid out in grass. Double concrete driveway to the front.

## SERVICES

- Mains services
- Gas fired central heating.
- PVC double glazed windows

## BER details:

BER rating: B  
BER number: 119558732  
Annual Primary Energy 107.27 kWh/(m<sup>2</sup>.y)

## FEATURES

- Prime location close to Ballyhooly Village.
- Spacious 3 Bedroom home in excellent condition.
- Close to all amenities.
- Private parking.

## VIEWINGS

Viewing of this residence comes highly recommended and is strictly by prior appointment. Please contact Paul O'Driscoll to arrange a viewing.

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